

**CITY OF FRANKLIN**  
**PLAN COMMISSION MEETING MINUTES**  
**JUNE 19, 2003**

AMENDED: 2<sup>nd</sup> Time  
Approved 2003-0821

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CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of June 19, 2003, to order at 7:02 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin.

Present were Mayor Klimetz, Alderman Dorsan, Commissioners Knueppel, Ritter and Ziegenhagen. Excused was Commissioner Bennett. Also present were Engineering Technician Budish and Planning Manager Buratto.

MINUTES-  
6/5/2003

- II. Commissioner Knueppel moved to approve the minutes of the regular meeting of June 5, 2003 with the following amendments: Item III.C. to include 'and indicate the amount of time the move will take'; and Item III.D. should indicate that Commissioner Ziegenhagen voted 'No'. Seconded by Commissioner Ritter. Upon voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARING-  
SIEVERT SPECIAL  
USE

- III. Prior to commencing with the public hearing Commissioner Ziegenhagen recused himself.  
A. The public hearing for the Special Use Renewal petition by Del Sievert Trucking, Inc. to renew Special Use No. 98-4780 for the sale of topsoil and other related landscape materials, for property located at 8900 West St. Martins Road, SW 1/4 of Section 21, zoned B-2 General Business District and C-1 Conservancy District, was opened at 7:07 p.m.

Planning Manager Buratto read the Public Hearing notice into the minutes.

Attorney Richard M. Schauer, representing Del Sievert Trucking, presented the request to the Plan Commission.

Attorney Ted Johnson represented neighbors in the Red Wing Meadows subdivision who were against the Special Use renewal. Eight other concerned citizens spoke against the renewal.

One person spoke in favor of the use.

Concerns voiced were 1.) misrepresentation of the use by Del Sievert Trucking, Inc.; 2.) noise and dust from the site; 3.) the site attracted dirt bikers [nuisance]; and 4.) the movie screen had not been removed.

No one else came forward in favor or opposition. The public hearing was called to a close at 8:25 p.m.

Commissioner Ritter moved and Commissioner Knueppel seconded a motion to hold the item to the next Plan Commission meeting for staff review and recommendation. Upon voice vote, 2 'Ayes' (Ritter and Mayor Klimetz), 2 'Noes' (Dorsan and Knueppel), Commissioner Ziegenhagen recused himself. Motion failed.

Commissioner Dorsan moved and Commissioner Knueppel seconded a motion to suspend the rules and vote to recommend to Common Council. Upon voice vote, 2 'Ayes' (Dorsan and Knueppel), 2 'Noes' (Ritter and Mayor Klimetz), Commissioner Ziegenhagen recused himself. Motion failed.

Commissioner Dorsan moved and Commissioner Ritter seconded a motion to refer the item to staff for review and recommendation at the next regularly scheduled Plan Commission meeting. Upon voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARING-  
ST. MARTIN OF  
TOURS SPECIAL  
EXCEPTION

- III. Upon commencing of the public hearing Commissioner Ziegenhagen rejoined the Commission.  
B. The public hearing for the petition for a Special Exception to the area requirements of the I-1 Institutional District by St. Martin of Tours Congregation to reduce the front yard setback for the proposed church addition from 30' to 24', pursuant to Section 15.3-0312(B) of the Unified Development Ordinance, for property located at 7933 South 116th Street, NW 14/ of Section 18, zoned I-1 Institutional District, R-3 Suburban/Estate single Family Residence and C-1 Conservancy District, was opened at 8:45 p.m..

Planning Manager Buratto read the Public Hearing notice into the minutes.

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Request was made by applicant for Plan Commission review and recommendation to the Board of Zoning and Building Appeals following public hearing.

Planning Manager Buratto gave the presentation and reviewed the proposed addition and the reason for the special Exception.

No one came forward in opposition. The public hearing was called to a close at 9:00 p.m.. Several people voiced support for the Special Exception.

Commissioner Dorsan moved and Commissioner Ziegenhagen seconded a motion to recommend approval of the area exception to the Board of Zoning and Building Appeals. Upon voice vote, all voted 'aye'. Motion carried.

SITE PLAN-  
ST MARTIN OF  
TOURS

- IV. Commissioner Dorsan moved and Commissioner Knueppel seconded a motion to contingently approve the Site Plan petition by St. Martin of Tours Congregation to construct a new church and fellowship hall, for property located at 7933 South 116th Street, NW 14/ of Section 18, zoned I-1 Institutional District, R-3 Suburban/Estate single Family Residence and C-1 Conservancy District. The recommendations are as follows: 1.) receive approval of Special Exception at Board of Zoning and Building Appeals; 2.) must re-delineate wetland areas; 3.) all minor technical deficiencies of site plan must be corrected; and 5.) must meet Fire Department requirements for the internal driveway.

Upon voice vote, all voted 'aye'. Motion carried.

PDD MINOR  
AMENDMENT-  
GOODWILL SIGN  
LOCATION

- IV. Commissioner Dorsan moved and Commissioner Ritter seconded a motion to recommend approval to the Common Council the minor Planned Development District amendment petition by Goodwill Industries of SE WI., to amend the location of the monument sign, for property located at 6941 South Riverwood Boulevard, SE 1/4 of Section 1, zoned Planned Development District No. 10 per Planning staff recommendations.

Upon voice vote, all voted 'aye'. Motion carried.

PRELIMINARY  
PLAT- VICTORY  
CREEK WEST

- IV. Commissioner Knueppel moved and Commissioner Ritter seconded a motion to recommend approval to the Common Council of the 8 lot/1 Outlot Preliminary Plat for Victory Creek West for Ten Mile LLC, for property located at approximately 4500 West Drexel Avenue, SE 1/4 of Section 11, zoned R-6 Suburban Single Family Residence District, FW Floodway District and FC Floodplain Conservancy District per Planning staff recommendations.

Upon voice vote, all voted 'aye'. Motion carried.

Alderman Netzel reminded the Plan Commission that the final Stormwater Management Plan must ensure that existing properties to the west of the pond will not flood due to the new subdivision.

CONCEPT REVIEW-  
CARITY LAND  
CORP/PRAIRIE  
PRESERVE

- IV. Plan Commissioners indicated some support for the concept presented for Prairie Preserve presented by Carity Land Corp. for property located at approximately 9209-9235 West St. Martins Road, NE 1/4 of Section 20, to replace the current Wyndwood Subdivision plans, with rezoning to R-3 Suburban/Estate Single Family Residence District, and R-7 Two Family Residence District, and expressed appreciation to Mr. Carity for his attempts to preserve prairie on the property.

**Deleted:** A Special Exception to fill wetland on the site is needed before the plat can be approved.¶

¶ Carity Land Corp. will prepare his fully engineered preliminary plat and submit. Planning Manager Buratto stated that the current layout, requiring the filling of two wetlands would need to meet alternative analysis in the Unified Development Ordinance before a Special Exception to fill could be given. A joint meeting of the Plan Commission and Environmental Commission to hear and recommend the Special Exception will be held July 17, 2003.¶

BUILDING MOVE-  
NAPIENTEK

- IV. Commissioner Knueppel moved and Commissioner Dorsan seconded a motion to approve the petition of John and Marsha Napientek to move the former St. Martin of Tours rectory located at 7963 South 116th Street to 10233 West Ryan Road, NW 1/4 of Section 29, zoned A-2 Prime Agricultural District subject to the following conditions: 1.) review by Police and Fire Department of moving plans; 2.) written statement from the City of Muskego of "no objection"; and 3.) request move start time of mid-morning from Franklin Police Department with move to be completed by 5:30 p.m. to minimize disruption of power lines.

Upon voice vote, all voted 'aye'. Motion carried.

RAWSON AVENUE  
CORRIDOR STUDY

- IV. Plan Commission recommended the Rawson Avenue Corridor Study be held over to the July 10, 2003 regular meeting of the Plan Commission.

MINOR SITE PLAN  
AMENDMENT FEE

- IV. Plan Commission directed Planning staff create a fee schedule for changes to the approved Zoning and Land Division Administrative Fee Schedule and submit same to the July 17, 2003 regular meeting of the Plan Commission.

NEXT MEETING  
DATES

- IV. Commissioners confirmed by consensus the July 10 and July 17, 2003 regular meetings of the Plan Commission.

A joint meeting of the Environmental Commission and the Plan Commission will be held July 17, 2003 with the regular meeting of the Plan Commission to follow.

REPORT ON  
COUNCIL ACTIONS

- V. No action was taken regarding report and discussion of Council actions.

ADJOURNMENT

- VI. Commissioner Ritter moved and Commissioner Dorsan seconded a motion to adjourn the regular meeting of the Plan Commission at 10:06 p.m. Upon voice vote, all voted 'aye'. Motion carried.

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